

AREA TO BE
REPLATTED

LOT 8
5.765 ACRES
T.V. BUILDING

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

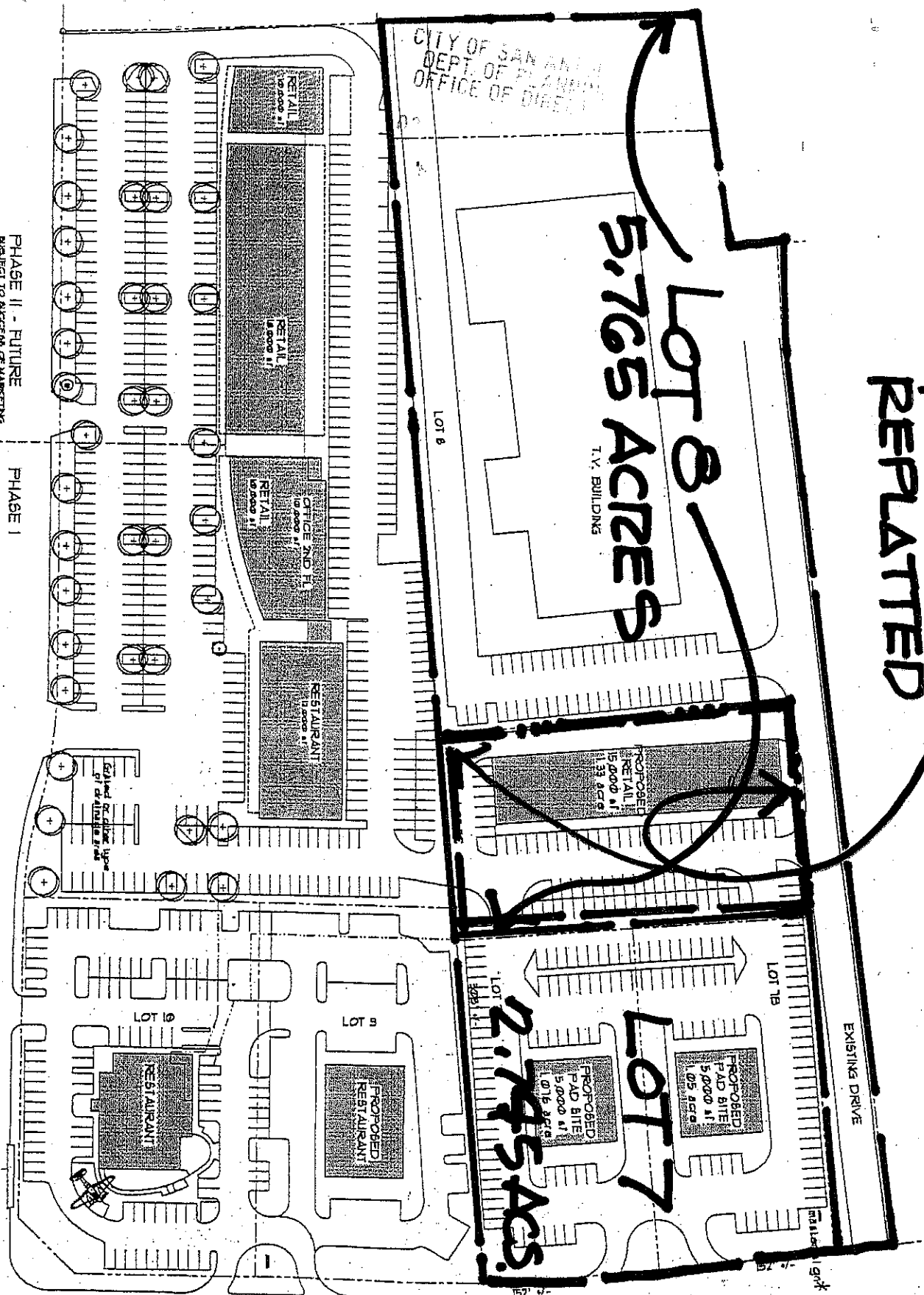
LOT 6

LOT 7
2.745 ACRES

EXISTING DRIVE

RAILROAD AVENUE

HWY 1604 ACCESS ROAD



PHASE II - FUTURE
SUBJECT TO SUCCESS OF MARKETING

PHASE I

MASTER SITE PLAN

THIS PLAN IS A DRAFT AND PRELIMINARY-IN-NATURE AND SUBJECT TO
CHANGE BY THE DEVELOPER WITHOUT PRIOR WRITTEN NOTICE.

* MASTER SIGN LOCATION ON LOT 7B TO SERVICE PROPOSED
DEVELOPMENTS ON LOTS 7C AND LOT 7B.

By: [Signature] TX #7751 9/19/02
[Signature]

SOUTHERN PLACE



City of San Antonio
New
Vested Rights Permit
Application

Permit File: # VRP#03-04-044
Assigned by city staff

Date: April 4, 2003

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent*
2. Please complete subject of application and attach 2 maps of the property and 2 sets of all applicable documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent Global Evangelism Television, Inc. Phone: (210) 494-3900 Fax: (210) 477-4719
Address: 777 North Loop 1604, San Antonio, Texas Zip: 78232
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302
Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232

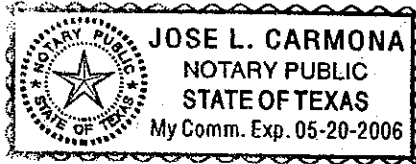
1. Name of Project: Sonterra Place Retail Phase II
2. Site location or address of Project: N.W. Loop 1604 approx. 700 ft. W. of Stone Oak Pkwy.
3. Council District 9 ETJ Y Over Edward's Aquifer Recharge ☒ yes ☐ no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

Purpose	General Retail
No. of Buildings	2
Type	Single Story
5. What is the date the applicant claims rights vested for this Project? July 24, 1996
6. What, if any, construction or related actions have taken place on the property since that date?
Construction of Building in Lot 8

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: S. Kyle Roberts Signature: S. Kyle Roberts Date: 4-8-03

Sworn to and subscribed before me by S. KYLE Roberts on this 8th day of April in the year 2003, to certify which witness by hand and seal of office.



Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ **Approved**

As of
July 24, 1996

☐ **Disapproved**

Review By: 
Assistant City Attorney

Date: 7-30-03

Comments:

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 APR 15 AM 7:38

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ N/A _____ Date of Application _____
 Permit Number: _____ Date Issued: _____
 Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ N/A _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ N/A _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ N/A _____ Plat # _____ Acreage _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date)

• **Approved Plat**

Plat Name: Cornerstone Subdivision Plat # 940684 Acreage: 8.510 Approval

Date: N/A Plat Recording Date: 12/16/96 Expiration Date: N/A Vol./Pg. 9536/15

(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

• **Others**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

April 7, 2003

Mr. Michael Herrera
Special Project Coordinator
City of San Antonio
114 W. Commerce
San Antonio, Texas 78283-3966

RE: Sonterra Place Retail Phase II

Dear Michael:

We are hereby submitting these two vested rights permit applications for your review and processing. The attached plat shows Lots 7 and 8 as being platted together and being Cornerstone Subdivision, Plat No. 940684 (Recorded in Volume 9536, Page 15). Our client is proposing to replat a portion of Lot 8 (see attached architects master site plan), thus we feel requiring the two vested right permit applications. However, Lot 8 is platted as such and the applicant claims rights vested as of July 24, 1996. Would vested rights still be granted and/or grandfathered for the portion he is considering replatting?

Should you have any questions or require additional information, please contact myself or Mr. David Allen, P.E.

Thank you for your time and consideration in reviewing our request.

Sincerely,

MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

MARK J. CERVANTEZ
Engineering Technician

MJC/lk

#28411



30-9/1140

24695

[illegible]

DATE		TO THE ORDER OF		DESCRIPTION		CHECK NO.	DOLLARS	CHECK AMOUNT
4/7/03		City of San Antonio		28411 - Voted 1/5/03		95	\$ 1100.00	

DOLLARS

~~CHECK~~
AMOUNT

OPERATING ACCOUNT



Frost National Bank
Member: Cullen/Frost Bankers, Inc.
www.frostbank.com

McBee CD

11E6000477: "569420"

08009374211

WATERMARK: (WINDO PAINT) BORDERS - COLORED BRICK PATTERN - WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY

OPERATING ACCOUNT



**MACINA, BOSE, COPELAND
AND ASSOCIATES, INC.**
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

DATE	INVOICE	AMOUNT

30-9/1140

24695

01028065202001

PAY One Hundred Sixty and no/100 DOLLARS CHECK AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	AMOUNT
4/1/03	City of San Antonio	28911 - Voted 12/6/02 4095		\$ 1100.00

perm

OPERATING ACCOUNT



Frost National Bank
Member FDIC
www.frostbank.com

Member FDIC

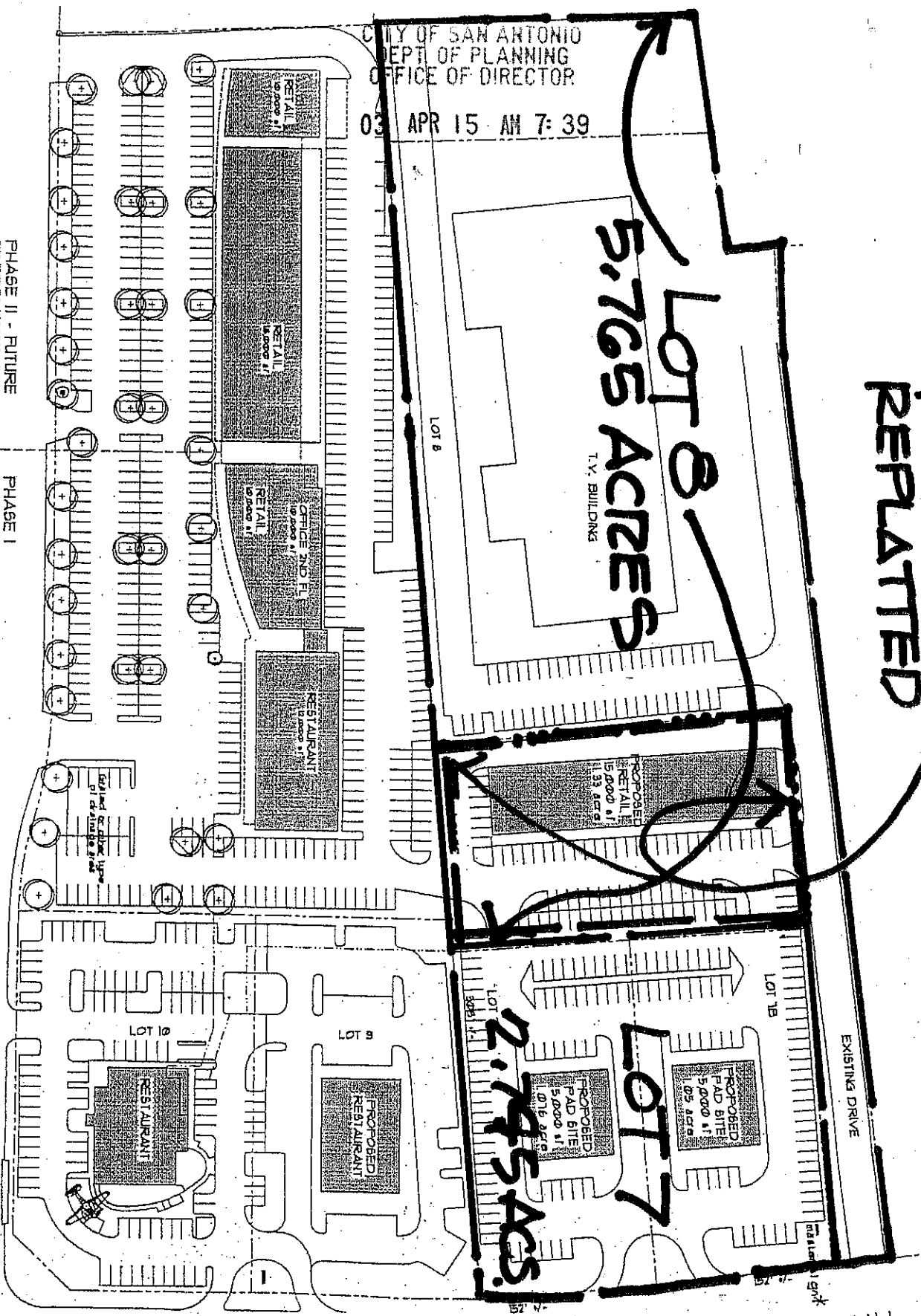
⑆024695⑆ ⑆114000093⑆ 080093742⑆

SECURITY FEATURES: MICRO PRINT SOLENS • COLORED BRICK PATTERN • WATERMARK ON REVERSE SIDE • MISSING FEATURE INDICATES A COPY

AREA TO BE
REPLATTED

LOT 8
5.765 ACRES
T.V. BUILDING

LOT 7
2.745 ACES



CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 APR 15 AM 7:39

PHASE II - FUTURE
SUBJECT TO SUCCESS OF MARKETING

PHASE I

MASTER SITE PLAN

THIS PLAN IS A DRAFT AND PRELIMINARY-IN-NATURE AND SUBJECT TO CHANGE BY THE DEVELOPER WITHOUT PRIOR WRITTEN NOTICE.

* MASTER SIGN LOCATION ON LOT 1B TO SERVICE PROPOSED DEVELOPMENTS ON LOTS 7C AND LOT 11B.

Approved TX #1751 9/19/02
Director

DRAFT OF 9/17/2002

SANTERRA PLACE

Hwy 1604 Access Road



City of San Antonio
New
Vested Rights Permit
Application

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
APR 10 7:38 AM

Permit File: #

VRP #03-04043
Assigned by city staff

Date: April 4, 2003

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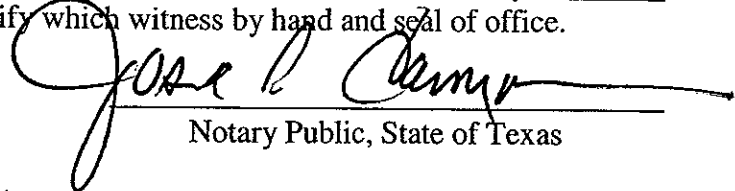
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- | | |
|------------------|-----------------------|
| Purpose | <u>General Retail</u> |
| No. of Buildings | <u>1</u> |
| Type | <u>Single Story</u> |
| | |
| | |
| | |
5. What is the date the applicant claims rights vested for this Project? July 24, 1996
6. What, if any, construction or related actions have taken place on the property since that date?
Construction of Building in Lot 8

03-04-043

Sworn to and subscribed before me by S. KYLE Roberts on this 8th day of April in the year 2003, to certify which witness by hand and seal of office.



Notary Public, State of Texas

City of San Antonio use

Date:

Assigned by city staff

☒

Approved

As of
July 24, 1996

☐ **Disapproved**

Review By:

Date:

Assistant City Attorney

Comments:

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

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AND ASSOCIATES, INC.**
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

DATE	INVOICE	AMOUNT

30-9/140

24697

PAY *One Hundred Sixty and no/100*

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	DOLLARS	CHECK AMOUNT
4/1/63	City of San Antonio	28392 - <i>Permit</i>	1007	\$	100.00

OPERATING ACCOUNT



Frost National Bank
Member FDIC
www.frostbank.com

Don't

⑈024697⑈ ⑆114000093⑆

080093742⑈

SECURITY FEATURES: MICRO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY